

Bylaw 19713

Amendment to the Strathcona Area Redevelopment Plan

Purpose

To amend two policies and two figures.

Readings

Bylaw 19713 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Bylaw 19713 be considered for third reading.”

Advertising and Signing

This Bylaw was advertised in the Edmonton Journal on May 21 and May 29, 2021. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Bylaw.

Report

The purpose of proposed Bylaw 19713 is to amend two policies and two figures in the Strathcona Area Redevelopment Plan.

Whyte Avenue Land Use Policy 9 states that “Non-accessory surface parking lots shall not be allowed”. With the Open Option Parking changes approved in June 2020, the Zoning Bylaw no longer distinguishes between “Accessory” and “Non-accessory” vehicular parking.

The proposed amendment instead requires any surface parking lot to be screened by a building containing active at-grade frontages with the surface parking lot to the rear of the building and accessed from the abutting lane at locations where active at-grade frontage are required by the plan.

At all other locations, surface parking lots would need to be screened with visually interesting architectural elements such as changes in texture, material variety, screens, artistic or stylized glass and/or other materials, and/or other methods which disguise the surface parking lot to create a visually pleasing façade.

Whyte Avenue Built Form Policy 7 requires the maintenance of key horizontal and prominent views to heritage buildings. A low rise commercial building proposed by Charter Bylaw 19714 would block one such view of the historic Canadian Pacific Railway Station and so an amendment is proposed to allow for this development.

Figure 7 (Land Use) and Figure 8 (Height Strategy) would also be amended to reflect a taller residential building also proposed through Charter Bylaw 19714.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice, combined with an invitation to participate in an online engagement opportunity, was sent to surrounding property owners and the presidents of the Strathcona, Ritchie and Queen Alexandra Community Leagues as well as the Central Area Council of Community Leagues and the Old Strathcona Business Association on February 9, 2021.

Due to public health precautions related to COVID-19, an in-person Public Engagement Session was not held for this proposal. Instead, between February 16 and March 5, 2021, online feedback was collected through the City's Engaged Edmonton webpage. The page was visited by 319 people, 30 of whom either asked questions or left comments.

Feedback received through the above is summarized in the attached Administration Report.

Attachments

1. Bylaw 19713
2. Administration Report